



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.07.2025.

**Item No. 294.03**

Consideration of the applications received by the Authority for Registration of New Projects.

(vii) Promoter: Alliance Texofab Private Limited.

Project: "REP GROUP INDUSTRIAL PARK" an Industrial plotted colony on land measuring 12.0125 acres in the revenue estate of village Kohand, Tehsil Gharaunda, District Karnal.

Temp ID: RERA-PKL-1723-2025

Present: Sh. Neeraj Puri on behalf of the promoter.

1. This application is for registration of a new project namely "REP GROUP INDUSTRIAL PARK" an Industrial plotted colony on land measuring 12.0125 acres in the revenue estate of village Kohand, Tehsil Gharaunda, District Karnal for which License No. 11 of 2025 dated 16.01.2025 valid upto 15.01.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 24.07.2025:

- i. An undertaking stating that promoter shall pay 85% of the net sale proceeds from the sale of units in the project from the 30% RERA free account;
- ii. CA certificate submitted on page no. 189 is incomplete;
- iii. Clause 1 of Undertaking submitted at page no. 233 is not correct;
- iv. Projected cash flow statements (quarterly) of the proposed project be submitted;
- v. Date of approval of Building Plans mentioned as 16.05.2025 whereas it is a plotted colony;
- vi. Other costs mentioned in REP I (Part C) i.e. 53.31 Lacs does not seem to be in order;



vii. Location of Industrial Plotted Colony be shown on the Development Plan.

3. The promoter vide letters dated 29.07.2025 and 30.07.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:


- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- iii. That as per the joint undertaking dated 31.05.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vi. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.



- viii. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- ix. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- x. That as per the revenue sharing between the landowner/licensee and the promoter in the collaboration agreement, the land owner will get 85% amount from the total sale proceeds. The share of the Landowner and the Promoter will be divided in the ratio of 85% and 15% from the 30% free account.
4. The office is directed to make necessary changes in the A to H.
5. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

  
Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.



CA (monika)